



Local Government for Langton Green, Speldhurst, Ashurst and Old Groombridge

Minutes of a Planning Committee Meeting held in the Parish Council Office, Langton Green Recreation Ground on Tuesday 19th March 2013 at 7.30pm

MEMBERS PRESENT: Cllr Langridge (Chairman), Cllrs Mrs Horne, Mrs Hull, Mrs Podbury, Mrs Soyke (arrived 7.33pm), Hemming and Turner

OFFICER PRESENT: Mrs Meirion Flemington – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were no members of the public present.

1. **Apologies and Reasons for Absence:** There were no apologies for absence.
2. **Declarations of Interest:** There were no declarations of interest.
3. **Declarations of Lobbying:** There were no declarations of lobbying.
4. **The Minutes of 19th February 2013** were signed as a correct record.
5. **Matters Arising:**
 - Neighbourhood Planning:** Cllr Turner reported that the next Working Group meeting is on 25th March with Jean Marshall of TWBC speaking. He advised that an additional member of the public has recently joined the group.
 - Planning Appeals:** Planning Appeals are on-going in respect of The Old Saw Mill, Langton Road, Speldhurst and Hollonds Farm, Langton Green. A Planning Appeal has been lodged following the refusal of planning permission in respect of TW/12/03017 – 32 Upper Profit, Langton Green (a new application for this site is also on the agenda for this meeting).
6. **Planning applications for discussion and decision – unless otherwise stated all decisions are unanimously agreed:**

Members of the public are invited to make representations to the Committee on any application on the Agenda

There were no members of the public present.

TW/13/00191/HOUSE/RE4

Location: Meads House, Langton Road, Speldhurst, Royal Tunbridge Wells

Proposal: Single storey rear extension with basement underneath to replace existing structure with single storey extensions both sides of dwelling

Decision: Remain neutral – leave to Planning Officer

TW/13/00134/HOUSE/SF1

Location: East Lodge, Groombridge Road, Groombridge, Royal Tunbridge Wells

Proposal: Removal of 20th Century extensions and form new extensions. Internal alterations

Decision: Remain neutral – leave to Planning Officer

Comments: This application is an improvement on the previous application

TW/13/00136/LBC/SF1

Location: East Lodge, Groombridge Road, Groombridge, Royal Tunbridge Wells

Proposal: Listed Building Consent: Removal of 20th Century extensions and form new extensions. Internal alterations

Decision: Remain neutral – leave to Conservation Officer

Comments: This application is an improvement on the previous application

TW/13/00327/FUL/RCC

Location: Newlands, Furzefield Avenue, Speldhurst, Royal Tunbridge Wells

Proposal: Demolition of existing single storey dwelling house and garage and erection of new dwelling with attached garage

Decision: Remain neutral – leave to Planning Officer

TW/13/00343/HOUSE/SF1

Location: 3 St Mary's Lane, Speldhurst, Royal Tunbridge Wells

Proposal: Single storey front extension, single storey side extension leading to open oak frame garden room, two storey rear extension

Decision: Remain neutral – leave to Planning Officer

Comments: We consider this application to be an improvement of the previous application but we are still concerned that the flat roofed single storey side extension is still too close to the boundary hedge which may be at risk. Visually the single storey side extension looks unattractive with a flat roof and does not fit in sympathetically with the street scene.

TW/13/00353/HOUSE/SF1

Location: Hawarton, Lower Green Road, Speldhurst, Royal Tunbridge Wells

Proposal: Demolish garage and replace with double garage

Decision: Remain neutral – leave to Planning Officer

Comments: If TWBC is minded to grant planning permission we would ask that a non-severance condition is put in place. If any trees are damaged or removed suitable replacements should be planted.

TW/13/00382/OUT/RE4

Location: 32 Upper Profit, Langton Road, Langton Green, Royal Tunbridge Wells
Proposal: Outline (Access and layout not reserved) – detached dwelling and new access (land fronting Langton Road)

Decision: Remain neutral – leave to Planning Officer

Comments: This application is no different from the previous application (TW/12/03017) except it is supported by a traffic survey, which we have reservations about the accuracy of.

TW/13/00407/HOUSE/KLM

Location: 1 Holly Cottage, Speldhurst Road, Langton Green, Royal Tunbridge Wells
Proposal: Single-storey side extension

Decision: Remain neutral – leave to Planning Officer

TW/13/00426/HOUSE/EA1

Location: The Oast House, Lower Church Farm, Speldhurst Hill, Royal Tunbridge Wells
Proposal: Demolition of garden shed and erection of double garage with log store

Decision: Remain neutral – leave to Planning Officer

7. Items for Information:

Cllr Mrs Hull raised the matters of the proposal for change of use from office to residential without planning consent being required; the minimum requirement of 37 square metres for a single occupancy dwelling; a recent article in The Times about development involving habitats of bats, newts etc. and the difficulties of dialogue with Town and Country Housing Association.

Cllr Mrs Podbury reported on the article in The Courier regarding the Local Needs Housing proposals in Pembury.

Cllr Langridge reported that residents of Winstone Scott Avenue had been concerned at the recent felling of the oak tree by Tree Work. This work was required because the tree was diseased.

The date of the next meeting is to be arranged.

There being no further business the meeting closed at 8.45pm

Chairman